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21458 HIGHWAY 36, ABITA SPRINGS, LA 70420

DOLLAR GENERAL

FOR SALE \$607,764 | 8.5% CAP

LEGACYCREA.COM

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DOLLAR GENERAL®

ABITA SPRINGS, LA

- Single Tenant Freestanding Dollar General Located in Abita Springs, LA
- Dollar General Has Occupied This Property Since 2003
- Strategically Situated Directly Along Hwy 36 Experiencing Over 14,000+ Vehicles Passing Site Daily
- Projected +7.63% Population Growth Through 2029 within 1 Mile Radius of Site
- Dollar General Holds an Investment Grade Credit Rating of "BBB" With S&P and a Positive/Stable Outlook. Dollar General's Store
- Count Increases Year Over Year Further Strengthening the Corporate Guaranty
- Dense and Affluent Demographics - 20,000+ People Reside and Average Household Income exceeds \$89,000 within 3 Miles of Site
- Recent Cap-ex Repairs include Parking lot Restriping (2024), both HVAC units replaced (Q3 2024), Exterior LED Lights replaced(April 2025, Paid by Tenant)

PROPERTY DETAILS

Building Area:	7,500 SF
Land Area:	0.7 Acres
Guarantor:	Corporate (Dollar General)
Price:	\$607,764
Cap Rate:	8.5%
Price (PSF):	\$81.04

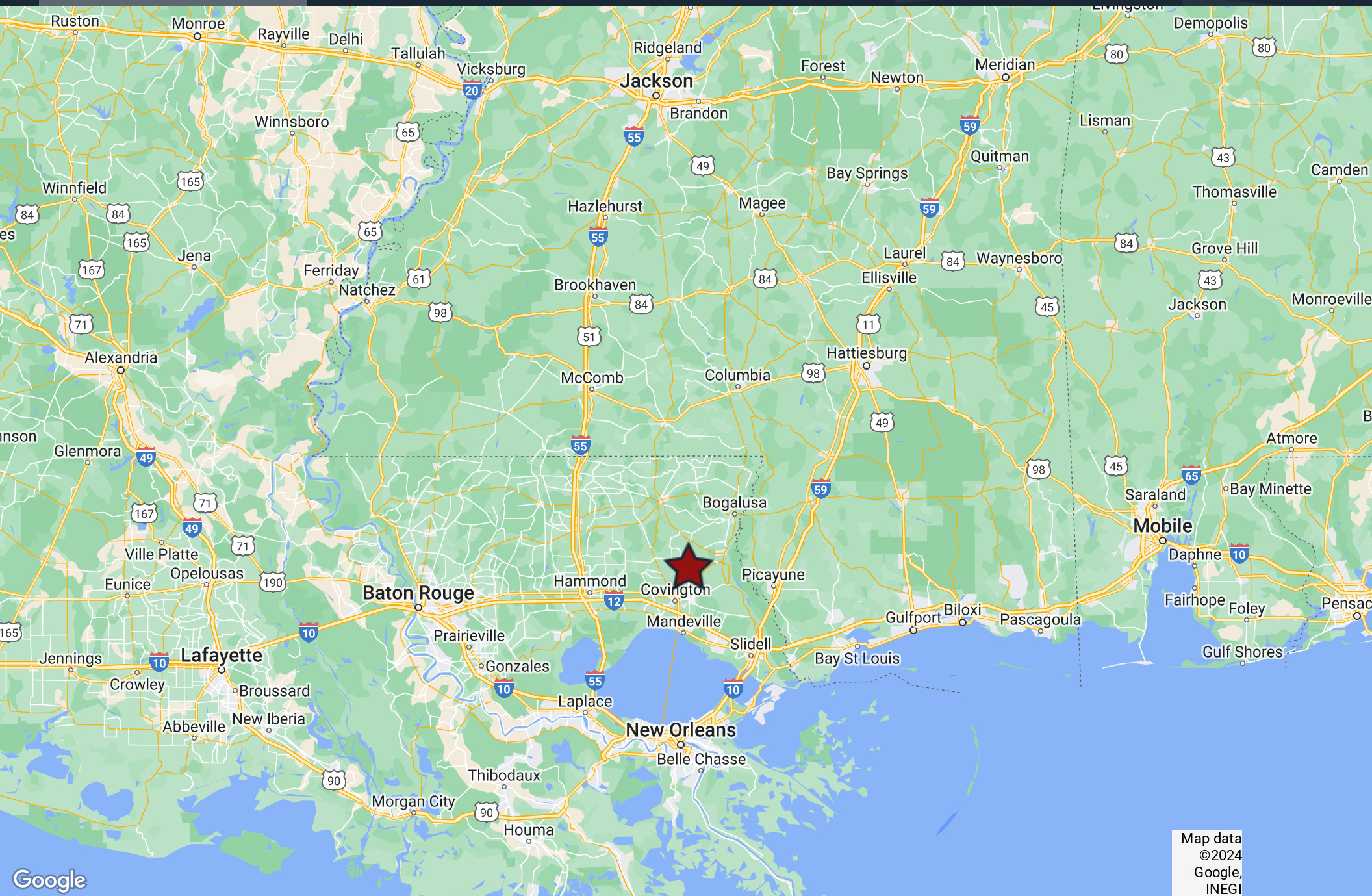
LEASE OVERVIEW

Remaining Lease Term:	2.5 Years
Lease Expiration:	10/31/28
NOI:	\$51,660
Lease Type:	NN
Scheduled Rent Increases:	8% Per Option
Options & Increases:	(1) 5 Year
Insurance:	Tenant
Parking Lot Maintenance:	Landlord, Tenant Pays \$225/Month Towards Expenses
Property Taxes:	Tenant Reimburses
Roof & Structure:	Landlord
HVAC:	Landlord > \$750

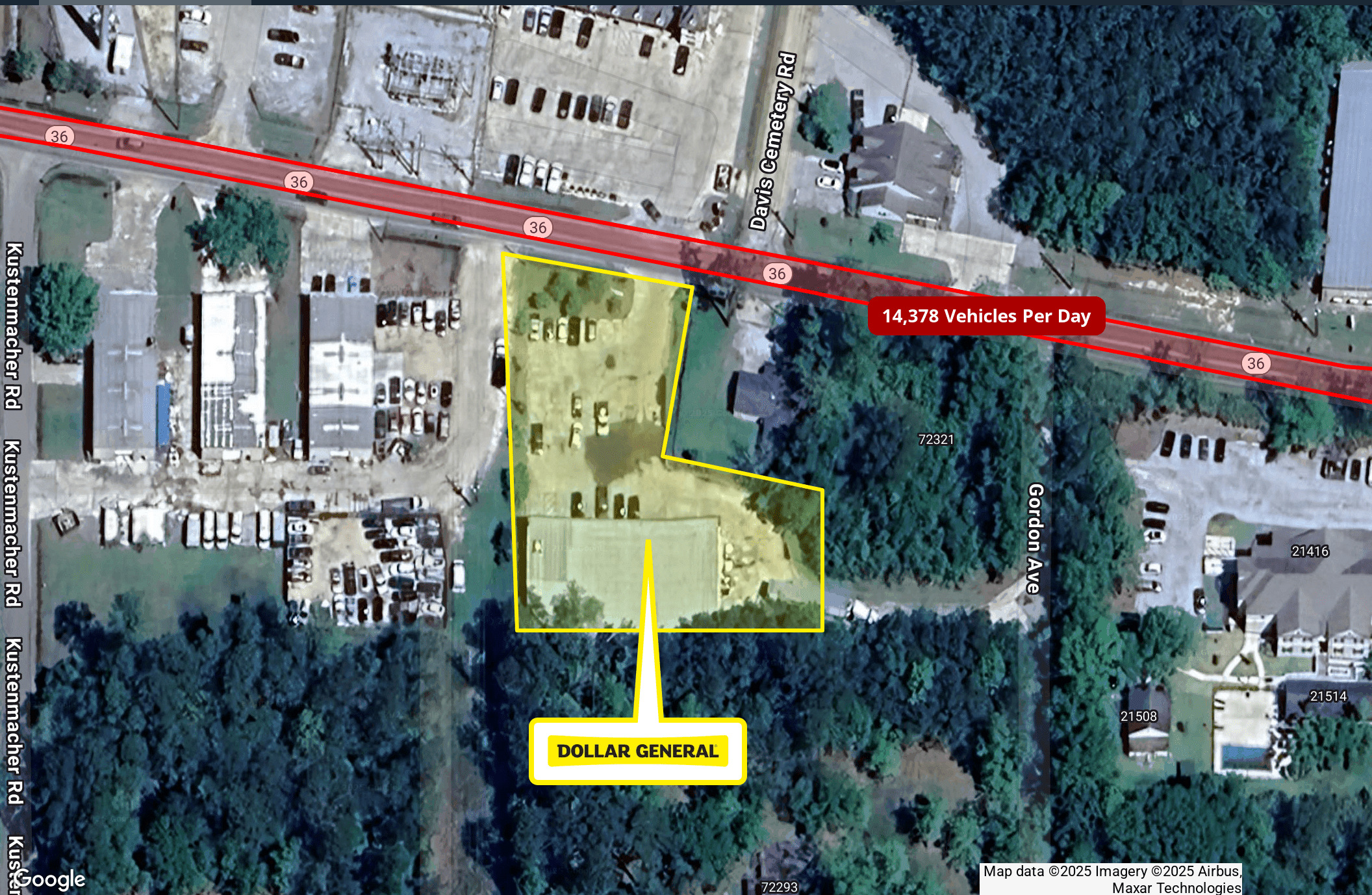


REGIONAL MAP

21458 HIGHWAY 36 | ABITA SPRINGS, LA 70420



Map data
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Google

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Maxar Technologies

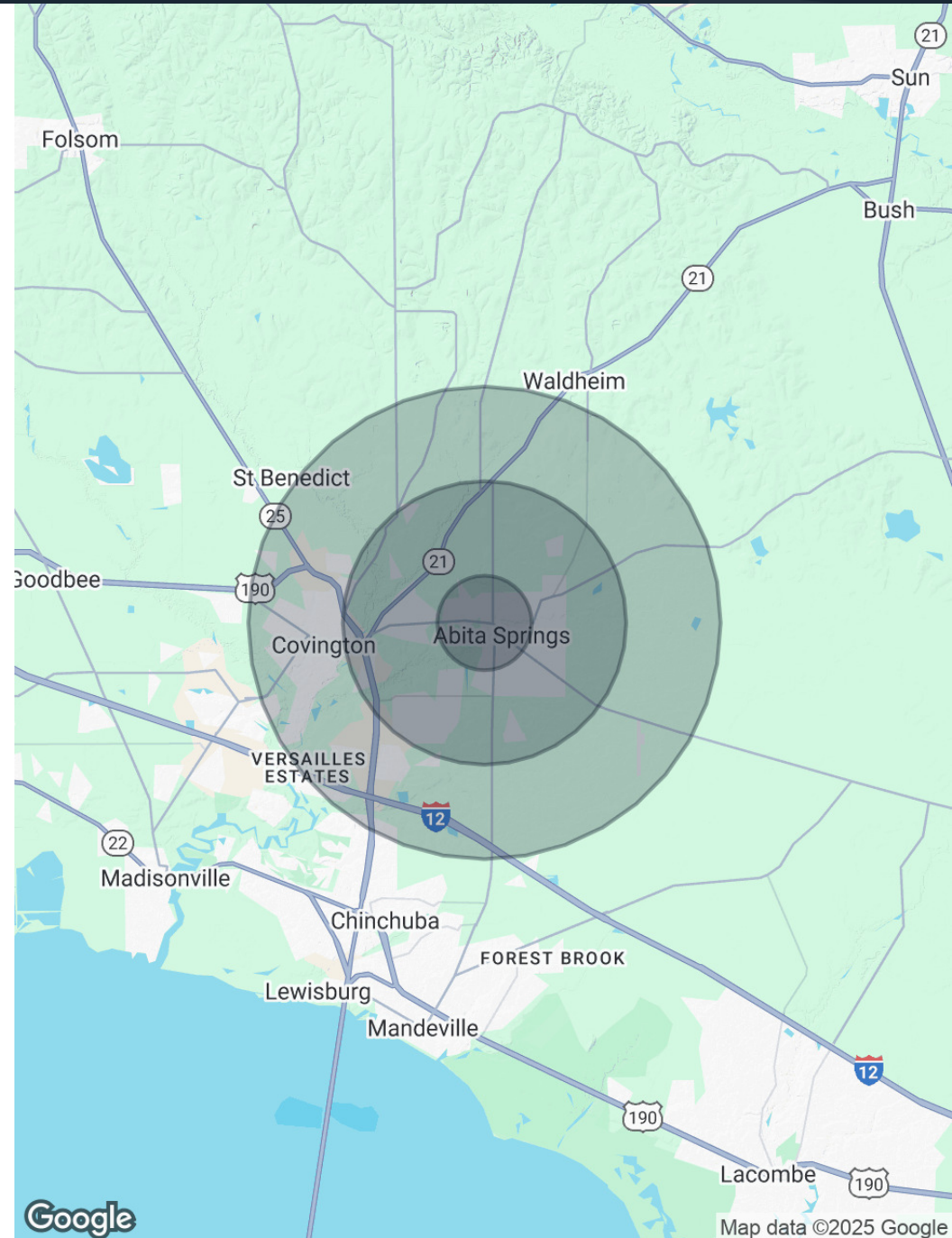
DEMOGRAPHICS MAP & REPORT

21458 HIGHWAY 36 | ABITA SPRINGS, LA 70420

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,823	20,202	43,895
Population Growth '22 - '27	+7.27%	+7.63%	+7.75%
Average Age	34.3	41.9	44.5
Average Age (Male)	32.6	40.6	45.5
Average Age (Female)	36.5	42.8	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,069	7,836	17,046
Household Growth '22 - '27	+7.24%	+7.64%	+7.69%
# of Persons per HH	3.1	2.9	2.6
Average HH Income	\$75,458	\$77,658	\$84,607
Average House Value	\$213,851	\$245,146	\$236,903

2020 American Community Survey (ACS)





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